



**PRESENT:** Mayor Justice Council Member Fox  
Council Member Richman Council Member Price  
Council Member Behling Council Member Mead

**OTHERS PRESENT:**

Jaime Anderson, Recorder Rick Price, Maintenance JD Seely  
Sid Swasey, Maintenance Dane Howell Tracy Behling

1. CALL TO ORDER, ROLL CALL, WELCOME & PLEDGE OF ALLEGIANCE

Mayor Justice called the meeting to order at 7:00 p.m. and welcomed everyone.

The roll call noted the following:

**Present:** Council Member Fox, Richman, Price, Behling, and Mead.

Ferron Creek Scout Troop 307 led the Pledge of Allegiance.

**CONSENT AGENDA**

2. APPROVAL OF MINUTES DATED APRIL 12, 2018

3. BOARD OF EQUALIZATION REQUESTS

- Rental Permission form – Angela Pasket
- Rental Permission form – Dane Behling

**Council Member Fox moved to approve the consent agenda. The motion was seconded by Council Member Mead. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote.**

**GENERAL BUSINESS / DISCUSSION ITEMS**

4. ITEMS PULLED FROM THE CONSENT AGENDA

There were no items pulled from the consent agenda.

5. PUBLIC COMMENT PERIOD

There were no public comments.

6. DISCUSSION AND CONSIDERATION OF SIDEWALK BID PROPOSALS AND TO AWARD BID

Mayor Justice opened the two bids that were submitted. Mike Riley Construction's bid was for \$19.60 per linear foot. Willson Concrete's bid was for \$23.00 per linear foot. Council Member Behling noted that he met with both contractors to go over the project so they both knew where the project would be.

**Council Member Fox moved to award the bid to Mike Riley Construction for the sidewalk proposal. The motion was seconded by Council Member Richman. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote.**

7. DISCUSSION AND CONSIDERATION OF WATER CONNECTION REQUIREMENTS FOR CULINARY AND SECONDARY WATER – JD SEELY

JD Seely addressed the City Council explaining the city currently requires one water share turned in for a culinary water connection and depending on how much land you have, you must turn in water shares for secondary water connections also. He noted the city used to allow people to just pay an index fee instead of having to turn in water shares. He wanted to point out how difficult it is to find a water share for sale and that the people that do own them don't want to sell them.

Mayor Justice reported that the city used to buy water shares until the Ferron Canal Company and Ferron City entered into a lease agreement for 300-acre feet of culinary water for \$4,000 per year. The lease agreement saves the city thousands of dollars and the city never comes close to going over on usage. Mayor Justice also reported that the city could go back allowing people to pay a fee instead of having to turn in a water share for culinary but maybe still require one for a secondary connection. The city owns 1,665 water shares for secondary water and 100 of them are dedicated to the golf course.

Tracy Behling, from the Ferron Canal Company, noted that once a water share is turned into the city, by law, it can never be sold again. By the city leasing the culinary water from them it keeps more water shares in the hands of private owners and not tied up in the city. Where we already lease more than enough culinary water for the city, we could go back to an index fee instead of a water share being turned in for a culinary connection. Tracy suggested to try it for 20 new connections and see how it works for a while.

Tracy Behling stated that culinary water takes priority over everything else and when the Millsite Dam rehabilitation project is done we will have 3,000-acre more feet of water storage. Furthermore, he said that when the city did the index fee before, the connection must be for a new home. It was discussed to try it on a temporary basis to see what happens. It was noted that the way it is now Ferron City can not grow and nobody can build new homes. People have no choice but to build in other towns. It was a trial basis when we did it before.

Council Member Behling asked what was in the prior agreement about if either party wanted to cancel the agreement? It was reported that either party could withdraw at any time with a 30-day notice in writing to the other party. It was discussed that the city will have to change the ordinance to change the requirements. It was discussed that the index fee would be extra revenue that would go into the water fund. The property taxes the building permit fees would also be extra revenue to the city. The value of a water share was discussed and what the city would charge for the index fee to make it equal in value. The secondary water connection requirements were discussed and if the city wanted to change anything for the requirements.

Tracy Behling noted the improvements to the water system over the last 20 years, have made it so the city is not using as much water as it used to. He also reported the upgrades to the system that have been made, make the whole system run more efficient than it used to. The city pays to lease 300 acer feet of culinary water for \$4,000.00. On average the city only uses 150 of the 300 acer feet. The dredging project is still going to be running and when the dam project is done, we will have a lot more water storage for the city. Council Member Behling would like to schedule a work session so he can have a better understanding of how the water system works.

**Council Member Behling moved to set a work session meeting to further discuss the water connection requirements for May 16, 2018 at 7:00 pm. The motion was seconded by Council Member Fox. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote.**

8. DISCUSSION AND CONSIDERATION TO ADOPT THE 2018-2019 TENTATIVE

BUDGET AND TO SET A PUBLIC HEARING DATE TO RECEIVE INPUT REGARDING THE PROPOSED 2018-2019 BUDGET

**Council Member Fox moved to adopt the Tentative Budget for the 2018-2019 fiscal year and to set June 14, 2018 at 7:00pm for the Public Hearing. The motion was seconded by Council Member Mead. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote.**

9. DISCUSSION TO AMEND THE FERRON CITY EMPLOYEE PERSONNEL POLICY

Mayor Justice reported the URS retirement has recently completed an audit with some findings. The benefits need to start for full-time employees at the same time. There are some other areas that were discussed that need to be fixed to be consistent throughout the policy. It was suggested to add this to the work session for discussion at the same time as the water share discussion.

10. PEACH DAYS DISCUSSION

It was discussed if the city wanted to put an advertisement into a fair guide that will go out for the county with all summer events in it. It was decided to do it.

Council Member Behling reported on how they are planning to put up a temporary fence with rims and poles, with orange netting across them to separate the parking and the stands to help with ticket sales.

**REPORTS**

11. MAYOR AND COUNCIL REPORTS

Council member Mead had nothing to report.

Council Member Behling reported on the plans he has for the sidewalk project. He also reported on some settling that needs to be repaired on the side of Bench road. He would also like to talk to CVSSD about cleaning the debris out of the curb and gutters. He would like to start on leveling out the sidewalk paths along the Jr. High road.

Council member Price had nothing to report.

Council Member Richman reported on the planning and zoning meeting he attended. He noted a need to add a definition for what a motor vehicle could be. Due to some parking violation it brought up the need for the definition in the ordinance and a fee for the parking violations are also needed.

Council Member Fox plans on meeting with the stock show committee next Monday at the fairgrounds for a power discussion. He also reported on some dog complaints and noted that Sid and Rick need to be called during city business hours and the sheriff's office if it's after hours. Mayor Justice noted the city need to make sure it's a valid animal complaint before the city intervenes and not just a feud between neighbors. The city doesn't need to be involved unless it is a city issue and on city property.

12. MAINTENANCE AND GOLF COURSE REPORTS

Mayor Justice reported on the Golf Course bridge and the Dam Project not meeting timelines. There is a contract that has liquidated damages of \$2,000.00 per day, the city will only get 34.5% of that which is about \$690.00 a day. They should start on May 7, 2018. Kasey Edgehouse has had to turn people away from being backed up without the use of the holes that are not accessible because of them not getting the cart path done on time. Mayor Justice reported that CVSSD may cut some of Ferron City's road projects

this year for lack of funds. It was asked to get the wood chips ordered for the parks. It was discussed on how the city can promote the golf course to residents that don't use it and other ways to get more participation from them. It was reported that Kasey is planning to have an open house in June offering the public to come see the golf course and enjoy the restaurant and view it provides.

Rick Price reported that he has been working on sprinklers and broken water lines. He has also been helping at the Molen cemetery getting the temporary employee started.

Sid Swasey reported that he has been spraying weeds and helping with getting the watering systems working. It was discussed that they are behind on work and trying to catch up.

13. (IF NEEDED), CONSIDERATION TO ENTER CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, PENDING OR REASONABLE IMMINENT LITIGATION, AND THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, PURSUANT TO UTAH CODE SECTION 52-4-205

**Council Member Fox moved to enter a closed session to discuss the character, professional competence, or physical or mental health of an individual and the purchase, exchange, or lease of real property. The motion was seconded by Council Member Behling. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote.**

*\*minutes of closed session were not made pursuant to Utah Code 52.4-205.*

**Council Member Price moved to reconvene the regular meeting at 9:53 pm. The motion was seconded by Council Member Fox. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote with Council Member Behling absent from the vote.**

14. BUDGET REPORT

Mayor Justice asked if the city council had any questions on the budget. There was none. It was asked to report any projects they are planning before this year's budget ends.

15. APPROVAL AND PAYMENT OF WARRANTS

**Council Member Fox moved to approve the payment of warrants. The motion was seconded by Council Member Behling. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote.**

16. ADJOURNMENT

**Council Member Fox moved to adjourn the meeting. The motion was seconded by Council Member Price. The motion carried with Council Member Fox, Richman, Price, Behling, and Mead voting aye in a roll call vote. The meeting adjourned at 9:58 pm.**

ATTEST:

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Mayor Justice

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Ferron City Recorder